

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 Philip Street, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$865,000

### Median sale price

Median price \$752,000

Property Type Unit

Suburb Heathmont

Period - From 01/04/2021

to

30/06/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	28 Great Ryrie St RINGWOOD 3134	\$880,000	22/05/2021
2	1/21 Wainui Av HEATHMONT 3135	\$820,000	01/09/2021
3	1/1 Tooronga Rd RINGWOOD EAST 3135	\$820,000	09/09/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/10/2021 15:59



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$865,000  
**Median Unit Price**  
June quarter 2021: \$752,000

## Comparable Properties



**28 Great Ryrie St RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** House (Res)  
**Land Size:** 381 sqm approx



**1/21 Wainui Av HEATHMONT 3135 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 01/09/2021  
**Property Type:** Unit  
**Land Size:** 345 sqm approx



**1/1 Tooronga Rd RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 09/09/2021  
**Property Type:** House  
**Land Size:** 318 sqm approx

Account - Philip Webb